

Planned Unit Development (Pud)

RESIDENTIAL

1109 ROUNDTREE CT

SACRAMENTO, CA 95831

\$345,579 TopHap Estimate · \$294 / ft² · confidence 89 · as of Jul 14, 2026



3

BEDS

1.5

BATHS

1,174 ft²

LIVING AREA

871 ft²

LOT SIZE

1972

YEAR BUILT

2

STORIES

6

ROOMS

2

PARKING

VALUATION

\$346K

\$309K low

\$383K high

Last Sale

\$350,000 · Jun 2, 2025

Est. Owner Equity

\$345,579

TAX & ASSESSMENT

Property Tax	\$3,091 (2025)
Assessed Value	\$357,000
Previous Assessed	\$244,077

PROPERTY FACTS

Property Type	Planned Unit Development (Pud)
County	SACRAMENTO
Lot (acres)	0.02
Construction	Wood (Unspecified)
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

35
FLOOD

62
WILDFIRE

50
HEAT

39
STORM

21
DROUGHT

Scores 0–100; higher = greater projected risk. FEMA flood zone: 1 percent flood zone.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
May 19, 2025	Resale	Grant Deed	\$350,000	\$298	
Jun 22, 2020	Resale	Grant Deed	\$212,500	\$181	\$170K
Dec 3, 2015	Quitclaim	Quit Claim Transfer			
Dec 3, 2015	Quitclaim	Quit Claim Transfer			
Dec 3, 2015	Quitclaim	Quit Claim Transfer			
May 5, 2004	Quitclaim	Quit Claim Transfer			
Apr 15, 2002	Quitclaim	Quit Claim Transfer			

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
John F. Kennedy High School	High	9–12	0.2 mi
Caroline Wenzel Elementary School	Elementary	KG–6	0.8 mi
Sam Brannan Middle School	Middle	7–8	2.0 mi

District: Sacramento City Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 95831

108 CRIME INDEX	86 AIR POLLUTION	43,543 POPULATION	\$97K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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